

# ACTIVITY RULES IN THE REALTY MART

Record Reached in the Number of Small Dwelling House Operations Planned by Local Builders.

High Prices of Material, However, Interfere With Some of the Larger Projects. Land Values Holding Up.

So strong and natural are the conditions in the real estate market at present that no signs are visible of abatement in the unusual activity. In fact, some of the more sanguine of the operators are inclined to believe that the business is not likely to lessen even during July and August.

**Station Plans.**  
The work on the union station, has, in a small measure caused the moving of families, and consequently the erection of, and changing of residence places. This, however, is not seen as much as it was at the first big "scare" of the union station project, and it is thought that the movement from now on will be so gradual as not to cause any appreciable effect on realty dealings.

The work of destruction of the houses on the actual site of the station is well under way, and it is understood that excavations for the building proper will begin July 1. A general plan, subject to change, has been agreed upon, and the recent alteration of the two single-track tunnels to a double track tunnel are indications that work is so far advanced that many details may be looked into and decided upon.

**Opposed to the Change.**  
There has been much discussion recently regarding the addition to the building regulations that all walls of two-story buildings or over shall be thirteen inches thick. Previous to this regulation the builders were compelled to have nine-inch walls in structures below fifty feet, and in the proposed building was above fifty feet to have thirteen-inch walls throughout.

This added regulation will in many ways work hardships on the owners and constructors of buildings. The margin of profit heretofore has been such that it will be completely wiped out by the added cost in the construction of buildings—reckoning, of course, from the price set on buildings at the present ratings.

The reasons advanced for the new regulation are many. In the case of many buildings who planned to build houses a few feet over the fifty feet allowed for the nine-inch wall, it was argued that a hardship was imposed when the building department required that a thirteen-inch wall be used on account of the building being over—no matter how much—fifty feet.

To stop these complaints and to make the thickness of the walls uniform the insertion of the new regulation was deemed advisable.

The protection of buildings in case of fire has also proved no small factor in recommending the new departure. The builders, however, are prepared for this argument with facts to show that a nine-inch wall offers ample fire protection to a height of almost sixty feet.

The added thickness, too, works some disadvantages in the matter of taking width from a lot which may already be small and insufficient. When four inches are taken from both sides a material and noticeable difference in a house, especially in the inside, follows.

In the prevention of noise in houses the thick wall will be at its best. It is said that a party of representative builders and others will go before the Commissioners and present the matter from their standpoint. The ever-increasing cost of building materials and labor are also advanced as disagreeable features of the present complaint, and if possible a clear and satisfactory understanding will be determined for all time.

**Prices Too High.**  
The increased price of building materials, although not working any direct harm to the building trades, has nevertheless caused the postponement of work on many important ventures. One architect in this city, it is said, has worked to the extent of more than one-quarter of a million held up, all on account of the high prices. It has been impossible to reach a point where an all around concession is possible, and many interesting and important building projects are consequently still in the prospective.

**Hotel Plans.**  
During the past week large and noteworthy sales were few. Building operations on a large scale, however, were begun. The most important of the past week's operations was the announcement of the plan to tear down the Ebbitt House and the building housing the Geological Survey, and in their stead construct a large modern hotel.

It has been learned that the plan has been in contemplation for some time

past, but had never been given out "officially." The project, if materialized, will give Washington another of the best of the modern hotels in this country. It can be easily seen that a hotel extending from Fourteenth Street to the alley midway between Thirteenth and Fourteenth Streets on F Street, and to extend along Fourteenth Street the present depth of the Ebbitt House, would indeed make an imposing structure.

The scheme is to be financed by a number of Washington capitalists experienced in that line. No plans as yet have been definitely decided upon.

**Small Houses.**  
In the construction of small houses the past week has been especially noteworthy. Mr. King, a local contractor, who has taken out a permit for the construction of nineteen two-story houses on Seaton Street northwest, has on hand probably the largest individual undertaking announced, but from many sources come reports of plans for rows of houses ranging from four to ten structures of medium size.

In the matter of large houses a number of building operations have also begun. Mr. Kerferstein has begun work on the \$75,000 improvement of property at Thirtieth and Q Streets northwest, and several operations of more or less magnitude have been begun.

**Store Front Changes.**  
Jackson Bros., of 915-921 Seventh Street northwest have begun the changes in the front of their store building, according to plans prepared by Architect Appleton P. Clark, Jr. The present four separate windows and entrances are to be torn away, and in their stead a solid front of about eighty feet, extending along Seventh Street is to be put in. Partitions are being removed, and the store is to be made a more compact one.

**New Apartment House.**  
The same architect has placed in the hands of bidders the plans for an apartment house which Levi Woodbury proposes to build on Rhode Island Avenue between Thirteenth and Fourteenth Streets. It will rise to the height of five stories and be seventy feet front, and it will extend back with a frontage on P Street.

**Brick Structures.**  
A row of houses is to be erected on Cincinnati Street between Nineteenth and Twentieth Streets by L. H. Meyers. The plans, as drawn by B. Frank Meyers, architect, provide for three-story houses, containing twelve rooms and two baths. The fronts will be of brownstone and brick vitrified brick. One of the houses will be planned for use as a residence and a flat, the latter, consisting of six rooms, to be on the third floor.

The same architect is preparing plans for a four-story apartment house to be located on Thirteenth Street extended, near Lamar Street. The new structure is to be twenty-five feet front and sixty-two feet in depth.

Four houses are being erected by Mr. D. B. Groff on Brandywine Street, near Light Street, from plans prepared by Adam H. Groff.

They will be two stories in height and will contain six rooms and bath, with fronts of red brick; wide porches will extend across the entire front and back. Three of the houses will have a frontage of 18 feet to a depth of 46 feet.

One has a frontage of 19½ feet to a depth of 44 feet. The lots are 18 feet by 120 feet deep. The contract price is \$10,000.

**Doctor's Residence.**  
The same architect has prepared plans for a residence and office for Dr. Heinicke at the corner of Erie Street and Illinois Avenue northwest.

It will be two stories in height, with towers, and will contain eight rooms and bath, with two offices. The two fronts will be of red brick with brown stone trimmings, with a frontage of 27 feet on Erie Street and a frontage of 42 feet on Illinois Avenue. The estimated price is \$10,000.

**Suburban Improvements.**  
In other subdivisions, also, the activity in building operations is also seen. In and around Cleveland Park about fifteen houses are in course of construction, involving an expenditure of about \$60,000.

The Central Heights subdivision, under direction of David L. Gitt & Co., reports many sales of land and inquiries to future building prospects there. A number of houses are also in course of building, and from the present outlook there will be marked activity for some time to come.

Allen W. Mallory, a prominent figure in the development of Kentworth, says that the movement now in progress there will result in many additions to the homes of the attractive suburb. A score of high-class houses are in course of construction, and continued prosperity is evident on all sides.

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## RICH MAN'S WIFE IS ACCUSED OF LARCENY

Mrs. Mooers Removed Trunk From Boarding House

MOUNT VERNON, N. Y., June 27.—Mrs. Dorothy B. Mooers, who says she is the wife of Edwin D. Mooers, who is now in Ludlow Street Jail in default of \$25,000 bail on an action for absolute divorce, has been placed under arrest in this city. She was charged with petit larceny, and was released until next Wednesday in the custody of Mr. Winters, a lawyer, representing Cantwell & Moore, when the case comes up in the Mount Vernon city court.

Mrs. Mooers was arrested at the Hotel Navarre, New York, where she has a suite of rooms. Mrs. Lena G. Hill, of 73 Dell Avenue, Chester Hill, made the technical charge of larceny against Mrs. Mooers. The warrant alleges that Mrs. Mooers carried away a steamer trunk, a golf set, and a traveling bag valued at \$24. Mrs. Mooers came to Mount Vernon a little over two months ago, and her charming manner easily won her a place in the fashionable Chester Hill boarding house.

Ten dollars a week was the price agreed upon for board, but, according to the statement of one of the inmates of the house, the stylish boarder was out of funds when the time for the second week's payment came. When it was found that Mrs. Mooers was unable to meet the bill it was said she was asked to leave the house, and she did. Some of her goods, it is said, were held as security for the payment of the account.

During the early part of the week a dashing equipage stopped in front of No. 73 Dell Avenue, and Mrs. Mooers alighted and entered the rear door. A new housekeeper was in charge, and the story told by the visitor that she was a most intimate friend of the absent hostess was readily believed. Mrs. Mooers instructed the lady in charge to tell her mistress that she was grateful to her for taking care of her valuables, but she would relieve her of all further trouble by taking them.

Mrs. Mooers marched into the station house this morning with a queenly air. Her gown had a Paris cut and diamonds flashed from her fingers, while jewelry was resplendent on various parts of her figure. She demanded an explanation.

When Judge Bennett had been called and the warrant read Mrs. Mooers said: "Why, I loaned these people \$175. My husband is a millionaire and owns the Yellow Aster mine." Judge Bennett listened to her tale, and upon her attorney's promise to produce her in court on Wednesday morning she was released.

Mrs. Mooers gave her age as twenty-three and her occupation as a housewife.

Mrs. Mooers told Detective Lynch that the charge was false, that the property she is accused of stealing belonged to her, and that the charge was trumped up to hurt her divorce suit.

## THE COURT RECORD.

Court of Appeals—No. 1272—United States ex rel. Stinemetz vs. Allen, Commissioner of Patents; writ of error to U. S. Supreme Court allowed and bond fixed at \$250. Original, No. 163—Bradford vs. National Benefit Association; petition for allowance of special appeal denied. Original, No. 1142—Brown et al. vs. Macfarland et al. No. 1156—Todd vs. Same. No. 1157—Braggins vs. Same. No. 1158—Mytinger vs. Same; on motion to tax costs against the appellees, ordered that the mandates heretofore issued be recalled, and the clerk will tax the costs of the appellants in this court and certify the same with the mandates when they are reissued; opinion by Mr. Justice Morris. Adjoined from day to day during the term.

Equity Court No. 1—Justice Anderson—Baker vs. Beall; injunction and rule to show cause returnable June 30. Phelps vs. Sayler; time to file testimony extended to August 1. Meyers vs. Meyers; injunction hearing fixed for July 2. Equity Court No. 2—Justice Gould—Arlington Brewing Company vs. Toblin; hearing on rule continued to September 1, 1903; injunction pendente lite. Davis vs. Davis; authority to defendant to make request for copies of certain papers. In re Richard R. Browner; auditor's report confirmed and distribution ordered.

Probate Court—Justice Anderson—Estate of Samuel McKay; answers and replication of Mabel Grace McKay filed. Estate of Mary B. Burrows; account passed. Estate of George A. Sheehan; will dated October 31, 1891, March 25, 1901, and April 15, 1902, filed with petition for probate of will dated October 31, 1901. Estate of Frank Wheaton; commission ordered to issue and petition for probate of will filed. Estate of William P. Clarke; objection to probate of will filed. Estate of Edward A. Quintard; will partly proved. Estate of Margaret Burns; will dated March 28, 1900, filed. Estate of Francis Hess; account passed. Estate of Samuel E. Rabbit; renunciation of American Security and Trust Company as executor filed. Estate of Alexander Fairley; order for publication. Estate of Gilbert Meyers; do. Estate of Henrietta Harris; proof of publication. Estate of Phoebe J. Lachmeyer; order for publication. Estate of James M. Pagan; do. Estate of John Oberheim; caveat filed, with form of issue.

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## ALEXANDRIA NEWS NOTES

Stunned by Electric Shock.

ALEXANDRIA, Va., June 27.—What came near being a fatal accident to William H. Harrison, one of the city electric light trimmers, occurred at the corner of Royal and Prince Streets about 3 o'clock this afternoon. Mr. Harrison with another trimmer, Edward Meade, was engaged in putting up a wire for an electric lamp. Mr. Harrison was placing the wire in position and Mr. Meade was standing on the opposite side of the street paying out the wire as needed. By some mistake the wire slackened and fell across the trolley wire of the electric railway on Prince Street. The trolley wire is not insulated and the entire voltage of the wire ran along the electric light wire into Mr. Harrison's body. He was thrown to the ground and rendered unconscious by the shock, but was taken into the Antlers Club, near by, and attended by Dr. T. M. Jones. He remained in a state of unconsciousness for some time after the accident, but finally revived and was able to go to his home.

**Trouble in Richmond.**  
J. L. Grim, a private in the Alexandria Light Infantry, which is now stationed in Richmond, returned home this evening upon sick leave. He reports that trouble is expected in Richmond tonight on account of it being Saturday night and hands being paid off.

**Dog Licenses Issued.**  
So far the mayor has issued only 600 licenses for persons to keep dogs. He intends to enforce the law in regard to this matter, however, and is having prepared a list of all those who have taken out licenses, so that the police can arrest those who have dogs in their possession upon which no licenses have been paid.

**Girl Accidentally Shot.**  
While playing with a cat rifle, Nevelle Rogers, son of Joseph Rogers, shot Pauline Rosson, daughter of H. H. Rosson, residing at 202 South Fairfax Street, in the foot, this evening. The little girl was carried into her home, and attended by Dr. O'Brien. No bones were broken, but the injury to the child was most painful.

**Baseball.**  
An interesting and exciting game of baseball was played on the old Fair Grounds at the head of King Street this afternoon, between the Alexandria Athletic Club and the Navy Yard Athletics. The game resulted in a victory for the Alexandrians by a score of 7 to 5.

**Services in the Churches.**  
Trinity Methodist Episcopal Church will hold re-opening services tomorrow. At 11 a. m. service the Rev. C. H. Gallagher, principal of the School of Deaconesses, will deliver the sermon, and at the 8 o'clock service at night the pastor, the Rev. J. A. Jeffers, will preach. The church has been handsomely refitted both inside and out. The exercises tomorrow at the re-opening will be very interesting as a special program for the occasion has been prepared. At St. Paul's Protestant Episcopal Church the Rev. Thomas Duncan, D. D., will preach at the night service. At the Methodist Episcopal Church, South, tomorrow evening at 3 o'clock there will be a special celebration, participated in by all the Methodist churches of the city, in honor of the one hundredth anniversary of the birth of John Wesley, the founder of Methodism. At the Washington Street Baptist Church tomorrow the usual service of the Sunday school will be dispensed with; instead a program specially arranged for the occasion will be rendered. E. St. Clair Thompson, formerly superintendent of the Metropolitan Sunday school of Washington, will deliver an address to the pupils of the Sunday school.

## EBBITT HOUSE.

Washington, D. C. American plan. Army and Navy Headquarters.

H. C. BURCH, Manager.

**PATENTS**

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Corporation Court Cases.

In the corporation court, Judge Louis C. Barley, presiding, today the following business was transacted:  
A decree for the pro rata payment of State and city taxes was entered in the case of S. G. Brent et al. vs. Lucy Thorp et al.

In the case of Martha K. Ruffner vs. Harriet R. Redmond a decree was entered confirming the report of commissioners.

**Election of Officers.**

Alexandria Council, No. 33, Junior Order of United American Mechanics, has elected the following officers to serve for the ensuing year: F. W. Ebbart, junior past counselor; William C. Chaucey, counselor; J. T. Southard, Jr., vice counselor; James R. Mansfield, recording secretary; Joseph W. Willis, assistant recording secretary; Frank Elliott, financial secretary; J. R. N. Curtin, treasurer; John Kimball, conductor; Frank Peverill, warden; Andrew Sullivan, inside sentinel; E. T. Steel, outside sentinel; trustee for eighteen months, W. H. Lyles. The installation of the newly-elected officers will take place at the Sarepta Hall in King Street next Thursday evening and will be attended by State councilor of the District of Columbia and his State officers.

**Golf Club's Dance.**

The Alexandria Golf Club gave a delightful country dance at the golf club house on Shooters' Hill, just west of this city, last night. It was attended by over 100 persons, many of them from Washington. The interior of the clubhouse was tastefully decorated for the occasion, and beautiful music added to the charm of the entertainment. The chaperons were Mesdames Jones, Leadbeater, Gatewood, and Robertson, and Miss Wattles. Among the men from out of town were Worthington L. Washington, D. Rust, F. T. Morse, E. Snowden, A. and J. Hume, Dawson, Burch, and Rogers. The golf club was so successful with this entertainment that it intends to have many more of the kind in the near future.

**FOR RENT—FLATS.**

**JUST FINISHED**

To Let—\$19.00 Per Month

20 feet wide; very large rooms; absolutely unexcelled in the city; large closets, paneled tubs, bath porches. 512 to 522 Rhode Island ave. ne. THE F. H. SMITH CO., 1408 New York ave.

**TWO-FAMILY FLATS.**

20 feet wide; very large rooms; absolutely unexcelled in the city; large closets, paneled tubs, bath porches. 512 to 522 Rhode Island ave. ne. THE F. H. SMITH CO., 1408 New York ave.

**FOR SALE—STABLE.**

FOR SALE—Cheap, a large two-story brick stable for ten or twelve horses, or suitable for storage. Apply to owner, 807 A St. ne. JET-21

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FOR SALE—SUBURBAN.

**ELLASTON TERRACE HOUSES!**

Only \$225 Cash.

Here is the most popular house in the District. Downstairs are parlor, with large heater; dining room, kitchen, with closet; large entrance hall, leading upstairs, and also to kitchen. Front hall is stained and varnished, and the door is of polished oak, with plate glass panel. On second floor are three large bedrooms, with three closets, and a big bath room. The porch runs across entire front of house and half-way back on east side. There is a fine large outbuilding, costing \$100, and a good well, with pump, right at the kitchen door. The lot is 35 feet wide, fronts on Rhode Island Avenue, and has a 15-foot alley at the rear. Price is only \$2,225—\$225 cash, and balance monthly. A discount for all or half cash. This house is now building.

Here is a little gem—just the thing for a small family. On ground floor are parlor, dining room, bedroom, and kitchen; pantry, three closets, and entrance hall. There is a fine porch, with vine-covered pergola, and a very pretty. A dainty bay window affords place for flowers. The front door is of polished oak, stained moss green, and has beveled plate glass panel. Second story, or attic, is nine feet high, is floored over, and has two large dormer windows,